

\$225,000 - 212, 617 56 Avenue Sw, Calgary

MLS® #A2089940

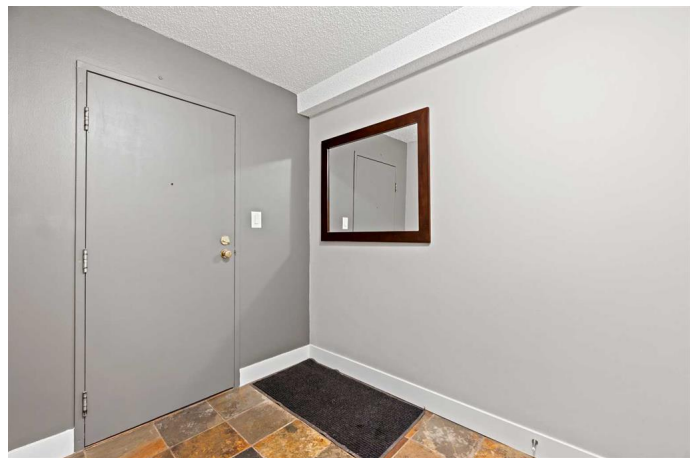
\$225,000

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Windsor Park, Calgary, Alberta

This IMMACULATE, COZY 819 sq ft, 2ND floor APARTMENT END UNIT w/Stairwell behind it has a HUGE PRIVATE 25' x 5' NORTH FACING BALCONY that is QUIET in the COMMUNITY of WINDSOR PARK!!! LOCATION, LOCATION, LOCATION!!! The WELL-MAINTAINED COMPLEX is on a TREE LINED Street, + within WALKING DISTANCE to CHINOOK MALL, Chinook LRT Station, + Main Transportation Routes incl/Bus. Tons of SHOPPING, RESTAURANTS, PUBS, + AMENITIES. We begin w/GOOD-SIZED FOYER that has NEUTRAL paint throughout, the 5' x 4' IN-SUITE LAUNDRY ROOM for CONVENIENCE. The 4 pc BATHROOM has UPGRADED CABINETRY, WHITE TOILET/TUB, TILED in Bath/Shower, + Flooring. There is the 11' x 11' PRIMARY BEDROOM, a 11' x 8' 2nd BEDROOM (which can also be an OFFICE/DEN). The SPACIOUS 17' x 12' LIVING ROOM is GREAT for kicking back RELAXING after a long day or ENTERTAINING w/ACCESS to that HUGE BALCONY which was replaced 10 years ago. It is PRIVATE, + QUIET because it faces North towards front of building, NOT the parking lot. The 8' x 7' DINING ROOM is PERFECT for FAMILY/FRIENDS gathering around the Kitchen Table for those AMAZING CONVERSATIONS. The MODERN KITCHEN has LIGHT ASH CABINETS, SS



APPLIANCES incl/BUILT-IN DISHWASHER, +
TILED FLOORS. A HANDY Wall opening from
Dining Room to Kitchen allows LIGHT in as
well as ACCESS to the Kitchen Countertops.
The Bedrooms, Living Room, + Dining Room
have Laminate Flooring which is EASY to keep
clean. There is an interior BIKE RACK AREA
on the lower level, an ASSIGNED PARKING
STALL #54. There is IN-SUITE STORAGE, +
STREET PARKING. This HOME is ready to
MOVE IN!!! ENJOY the WINDSOR PARK
COMMUNITY CENTRE which has
ACTIVITIES/PROGRAMS for ALL ages, +
have the PICKLEBALL/TENNIS COURTS.
CHECK out this NEIGHBOURLY Community
that also has Windsor Park School, Montessori
Childrenâ€™s Centres Head Office, Elboya
Elementary/Junior High School, St. Anthony
School, + more. Approximately 8 minutes to
Mount Royal University. It has PARKS,
PLAYGROUNDS, ICE SKATING, BIKE
PATHWAYS, SENIORS YOGA,
CHILDRENâ€™S ART CLASSES that make it
a truly DIVERSE NEIGHBOURHOOD that is
QUIET for being â€˜INNER CITYâ€™. BOOK
your showing TODAY!!!

Built in 1977

Essential Information

MLS® #	A2089940
Price	\$225,000
Sold Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment

Style	Apartment
Status	Sold

Community Information

Address	212, 617 56 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0G9

Amenities

Amenities	Bicycle Storage, Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Lot Description	Fruit Trees/Shrub(s), Few Trees, Street Lighting
Roof	Tar/Gravel
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2023
Date Sold	November 9th, 2023
Days on Market	9
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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